



CITY OF ARCHDALE

307 BALFOUR DRIVE
P.O. BOX 14068
ARCHDALE, NORTH CAROLINA 27263

PHONE: (336) 431-9141 FAX: (336) 431-2130

Archdale City Council Pre-Agenda Session Tuesday, February 27, 2007

Members Present: Bert L. Stone, Mayor; Roger Blackwell, Mayor Pro Tem; Council Members, Lewis Dorsett, Tim Williams, Larry Warlick, and Eddie Causey.

Members Absent: Councilman Robert (Trey) Gray.

Others Present: Jerry Yarborough, Interim City Manager; William (Bill) Miller, City Attorney; Gary Lewallen, Police Chief; Lori Nurse, Finance Director; Jeff Wells, Planning Director, and Patsy Dougherty, City Clerk.

Media Present: Elizabeth Saunders, Archdale/ Trinity News.

Mayor Stone called the pre-agenda session to order, and asked if Council had additions or corrections to the Consent Agenda.

Mayor Pro Tem Blackwell requested the following changes:

- Remove the Consideration of Appointment for Vacant Planning Board Seat.
- Add Item 9A, Closed Session per G.S. 143.318-11 (a) (6).

Interim Manager Yarborough requested that Council bring their Audit Report to the Retreat.

Chief Lewallen asked if the death of K-9 Rex needed to be declared surplus property.

Attorney Miller stated no.

Mr. Wells stated there was a copy of the first TRC Meeting with Archdale Partners at Council's places, and added the next meeting is scheduled for March 15, 2007, with a Public Hearing scheduled for April.

Mr. Wells advised Council the maps for the rezoning request on the agenda was also at their places (was not included in their agenda packet).

Mayor Stone advised Council of an invitation to attend a performance of the Community Band who will be performing with the Greensboro College Band. Mayor Stone stated this will be a treat for them, but unfortunately Council will be at the Retreat and will not be able to attend.

With no further business Mayor Stone adjourned the pre-agenda session for Tuesday, February 27, 2007.



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Archdale City Council Regular Session Tuesday, February 27, 2007

Members Present: Bert L. Stone, Mayor; Roger Blackwell, Mayor Pro Tem; Council Members, Lewis Dorsett, Tim Williams, Larry Warlick, Eddie Causey and Robert (Trey) Gray.

Others Present: Jerry Yarborough, Interim City Manager; William (Bill) Miller, City Attorney; Gary Lewallen, Police Chief; Jeff Wells, Planning Director; Lori Nurse, Finance Director and Patsy Dougherty, City Clerk.

Media Present: Elizabeth Saunders, Archdale/Trinity News.

Item 1. Call to Order, Welcome, and Register of Attendance.

Mayor Stone called the meeting to order, welcomed everyone, and asked Chief Lewallen to register the attendance.

Item 2. Invocation.

Mayor Stone gave the invocation.

Item 3. Pledge of Allegiance.

Mayor Pro Tem Blackwell led in the pledge of allegiance to the flag.

Mayor Stone gave special recognition to some Boy Scouts from Archdale Friends Meeting, Troop 25.

Councilman Warlick introduced Troop Leader Brenda Allred and Scouts, Seth Allred and Phillip Henderson who are working on their citizenship requirements.

Mayor Stone also gave recognition to Carolyn Langley who is in the Leadership Program through the Archdale/Trinity Chamber.

Item 4. Council Action to Accept or Amend the Agenda.

Mayor Pro Tem Blackwell made a motion to amend the agenda as follows:

- Remove the Consideration of Appointment for the Vacant Planning Board Seat.
- Add Item 9A, Closed Session per G.S. 143.318-11 (a) (6).

Councilman Dorsett seconded the motion. The vote was unanimous to amend the consent Agenda.

Item 5. Consent Agenda.

- Approval of the Minutes from December 19, 2006.
- Approval of the Minutes from January 23, 2007.
- Approval of the Minutes from the Continued Meeting on January 31, 2007.
- Approval of the Minutes from the Special Called Meeting on February 12, 2007.
- Proclamation to Honor K-9, Rex (Mayor Stone read this Proclamation to the audience).
- Proclamation for Arbor Day.
- Amend Fee Schedule B-Privilege License.
- Consideration of Planning Re-Appointment – Larry Thomas.
- S.P.I.T. 2006 Annual Report.
- Authorize the City Attorney to Initiate Legal Proceedings to Acquire Utility Easements for the Relocation of Sanitary Sewer Lines Within the US 311/ I-85 Interchange.
- Approval of Agreement with Robbins Architecture to do a Space Needs Study.
- Add item 9A, Closed Session per G.S. 143.318-11 (a) (6) for a Personnel Matter.

Mayor Pro Tem Blackwell made a motion to approve the Consent Agenda. Councilman Dorsett seconded the motion. The vote was unanimous to approve the Consent Agenda.

Item 6. Notices, Petitions, and Persons to be Heard.

Mayor Stone stated if there were those who wished to address Council they could do so at this time. Mayor Stone asked that those who speak go to the podium, state their name and address for the record, to limit their comments to three minutes, to address Council in its entirety, and to do so in a courteous manner.

Gail Gurley 709 Robin Lane, Chairman for the S.P.I.T. thanked Council for their support, and went over their annual report.

Item 7. Public Hearing: request to Rezone Property Located at 115 Balfour Drive from R-15 to O-I, Being Randolph County Parcel # 7718646798.

Mayor Stone asked Mr. Wells to brief Council.

Mr. Wells stated the applicant is seeking to rezone property owned by Mid Atlantic Properties from R-15 to O-I. The property is a .8 acre parcel located along the eastern side of Balfour Drive. The northern boundary of the property adjoins land zoned B-1, and land on the eastern and southern boundaries is composed of

Interstate 85 right of way and existing offices. Mr. Wells stated, an O-I zoning designation complies with the Future Land Use Plan.

Mr. Wells added O-I is along the majority of the eastern side of Balfour Drive. The uses allowed in the O-I district are very compatible with neighboring residential uses. Mr. Wells noted that staff believes that an O-I zoning designation will provide the highest and best use for this property and recommends approval of the request.

Mayor Stone thanked Mr. Wells for staff's report. Mayor Stone opened the **Public Hearing** and asked if there were those who wished to speak in "**support**" of the rezoning request.

Tony Delligatti stated he is the owner of the property, and although they have not decided at this time, they may put some type of office on the property.

Mayor Stone asked if there were others who wished to speak in "**support**" of the request. Hearing none, Mayor Stone asked if there were those who wished to speak in "**opposition**" of the request. Hearing none, Mayor Stone closed the **Public Hearing**, and opened the request to Council for questions, comments, or possible action.

Councilman Warlick made a motion to approve the rezoning request for property located at 115 Balfour Drive from R-15 to O-I. Mayor Pro Tem Blackwell seconded the motion. The vote was unanimous to approve the rezoning request for property located at 115 Balfour Drive from R-15 to O-I.

Item 8. Public Hearing: Text Amendments to Article VIII, of the Zoning Ordinance, (Off Street Parking & Loading Requirements).

Mayor Stone asked Mr. Wells to brief Council.

Mr. Wells stated the intent of staff's proposed update to our off street parking and loading requirements is to relieve traffic congestion on the street, to minimize any detrimental effects of off street parking areas on adjacent lands, and to ensure the proper and uniform development of parking areas throughout the City. Mr. Wells advised Council that adjustments have been made to our Minimum off Street Parking Standards to better reflect reasonable needs of certain uses. Staff has also proposed a Maximum Standard in order to prevent excessive and unnecessary parking spaces, and the maximum standards are set at 120% of the required minimum parking. Mr. Wells noted that staff also added concepts to our parking requirements that have not been practiced here in the past. Mr. Wells added staff believes that these proposed changes enhance and improve the quality of our ordinance; we think it's clear to the business community, while also keeping in mind the best interest of the general public.

Mayor Stone thanked Mr. Wells for staff's report.

Mayor Stone opened the public hearing for those who wished to speak in "**support**" of the request.

Hearing none, Mayor Stone asked if there were those who wished to speak in "**opposition**" of the request. Hearing none, Mayor Stone closed the **Public Hearing**, and turned the request over to Council for questions comments or possible action.

Councilman Gray asked if Council remembered the national food store chain that was not allowed a cross access easement.

Councilman Causey stated this was because there was a clause in their lease agreement to prevent a cross access easement, and this ordinance would require the cross access easements in new shopping centers.

Councilman Warlick made a motion to approve the text amendments to Article VIII of the Zoning Ordinance. Councilman Causey seconded the motion. The vote was unanimous to approve the text amendments to Article VIII of the Zoning Ordinance.

Item 9. Archdale/Trinity Chamber of Commerce Annual Report/ Beverly Nelson.

Ms. Nelson stated she was the President of the Archdale/Trinity Chamber. Ms. Nelson thanked Council for their support in 2006. Ms. Nelson acknowledged a productive and successful year, and gave highlights to some of the activities:

- Provided another year for the Leadership Development Program.
- The Chamber held a candidate's forum.
- The Chamber helped to develop the Piedmont Triad Legislative Agenda and presented it to the Piedmont Triad Caucus in Raleigh.
- Co-hosted the Jack Frost Youth Soccer Tournament (which brought 44 teams in from throughout the State.
- Administered the Community Awards Program, to recognize our local heroes.
- In regards to Economic Development the Chamber continued a comprehensive and aggressive program of identifying and contacting businesses that we believe would be a good fit for our community.
- Provided a monthly business information program.
- Distributed visitor and relocation packets.
- Supported the educational programs of the community by co-sponsoring Job Shadowing Day and hosting a reception for new teachers in our community.
- Promoted activities of the City of Archdale, such as Creekside Christmas, Fourth of July celebration and the Christmas Parade.
- Hosted the Bush Hill Festival.
- Represented Archdale on many local, county, and triad boards, giving the citizens a voice in policy development.

Ms. Nelson stated the Chamber will continue to offer its general program, and gave the Plans and Goals for 2007:

- On May 29, 2007 the Chamber will hold their first Prospective Candidate's School.
- An annual legislative briefing and a bi-annual trip to Raleigh, inviting the business community to go and meet their Legislators.
- Update demographics twice yearly.
- Provide a community map to be distributed by the Chamber and the City of Archdale.

Ms. Nelson advised Council that the Chamber wants to do what they do well, and while continuing with the ongoing activities, they have limited new goals. Ms. Nelson asked that the Chamber be included in the 2007-2008 budget based on the ongoing activities from 2006 and the new plans and goals for 2007.

Mayor Stone thanked Ms. Nelson for her report, and stated Council appreciates all the work the Chamber does for the City of Archdale.

Item 9A. Closed Session per G.S. 143.318-11 (a) (6) for Personnel Matters.

Councilman Williams made a motion to enter into closed session per G.S. 143.318-11 (a) (6) for personnel matters. Councilman Dorsett seconded the motion. The vote was unanimous to enter into closed session per G.S. 143.318-11 (a) (6) for personnel matters.

Upon returning from closed session, Councilman Dorsett made a motion to return to regular session. Councilman Williams seconded the motion. The vote was unanimous to return to regular session.

Mayor Stone asked the record to show no action was taken.

Item 10. Additional Items.

There were no additional items for discussion.

Item 11. Adjournment.

Mayor Stone stated the Thursday, February 27, 2007 meeting would be continued until Thursday, March 1, 2007, at 6:30 p.m. at the annual retreat.